089.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	569,200 / 569,200
					USE VALUE:	569,200 / 569,200
					ASSESSED:	569,200 / 569,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		GOVERNOR RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONOVAN JAMES D & CAMELIA/TRS
Owner 2:	6 GOVERNOR ROAD REALTY TRUST
Owner 3:	
Street 1:	6 GOVERNOR ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DONOVAN JAMES D-CAMELIA -
Owner 2:	-
Street 1:	6 GOVERNOR RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,809 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1966, having primarily Vinyl Exterior and 1584 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3809.000	195,200		374,000	569,200
Total Card	0.087	195,200		374,000	569,200
Total Parcel	0.087	195,200		374,000	569,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.34 | /Parcel: 359.3

Legal Description

User Acct 55978

GIS Ref

GIS Ref

Insp Date 11/13/18

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID 089.0-0001-0002.0

!7175!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	195,200	0	3,809.	374,000	569,200	569,200	Year End Roll	12/18/2019
2019	101	FV	183,500	0	3,809.	379,300	562,800	562,800	Year End Roll	1/3/2019
2018	101	FV	183,500	0	3,809.	283,200	466,700	466,700	Year End Roll	12/20/2017
2017	101	FV	183,500	0	3,809.	256,400	439,900	439,900	Year End Roll	1/3/2017
2016	101	FV	183,500	0	3,809.	245,800	429,300	429,300	Year End	1/4/2016
2015	101	FV	186,200	0	3,809.	208,400	394,600	394,600	Year End Roll	12/11/2014
2014	101	FV	186,200	0	3,809.	197,700	383,900	383,900	Year End Roll	12/16/2013
2013	101	FV	186,200	0	3,809.	188,100	374,300	374,300		12/13/2012

PRINT

Date	Time
12/10/20	21:50:55

LAST REV

Date	Time
12/19/19	09:31:31

danam

7175

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONOVAN JAMES D	1279-115		1/9/2004	Family	99	No	No		
	733-200		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	55978
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2019	827	Re-Roof	6,359	C				
8/27/1996	414	Manual	5,000					V/SIDING-WINDOWS
9/9/1993	438	Manual	1,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2018	Inspected	CC	Chris C
11/1/2018	MEAS&NOTICE	CC	Chris C
12/3/2008	Meas/Inspect	163	PATRIOT
4/4/2000	Inspected	264	PATRIOT
1/21/2000	Measured	163	PATRIOT
8/4/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3809		Sq. Ft.	Site		0	70.	1.40	5									373,989						374,000	

Total AC/HA: 0.08744 | Total SF/SM: 3809 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 373,989 | Spl Credit | Total: 374,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00139987
Adj $ / SQ:	128.430
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	265236
Depreciation:	70022
Depreciated Total:	195214

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 3		Baths: 1					HB		

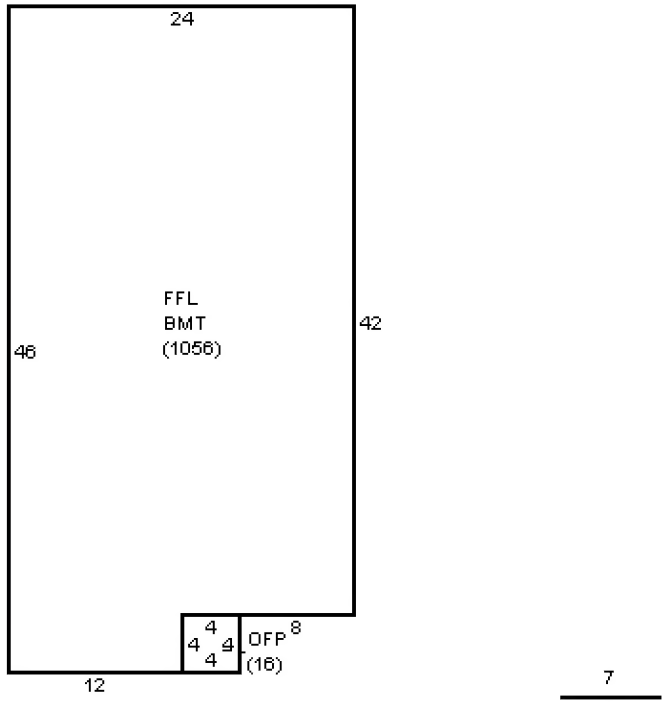
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.43
Special Features:	0	Val/Su Net:	91.73
Final Total:	195200	Val/Su SzAd	184.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,056	51.050	53,910
FFL	First Floor	1,056	128.430	135,622
OFP	Open Porch	16	44.060	705
Net Sketched Area:		2,128	Total:	190,237
Size Ad	1056	Gross Are	2128	FinArea 1584

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc